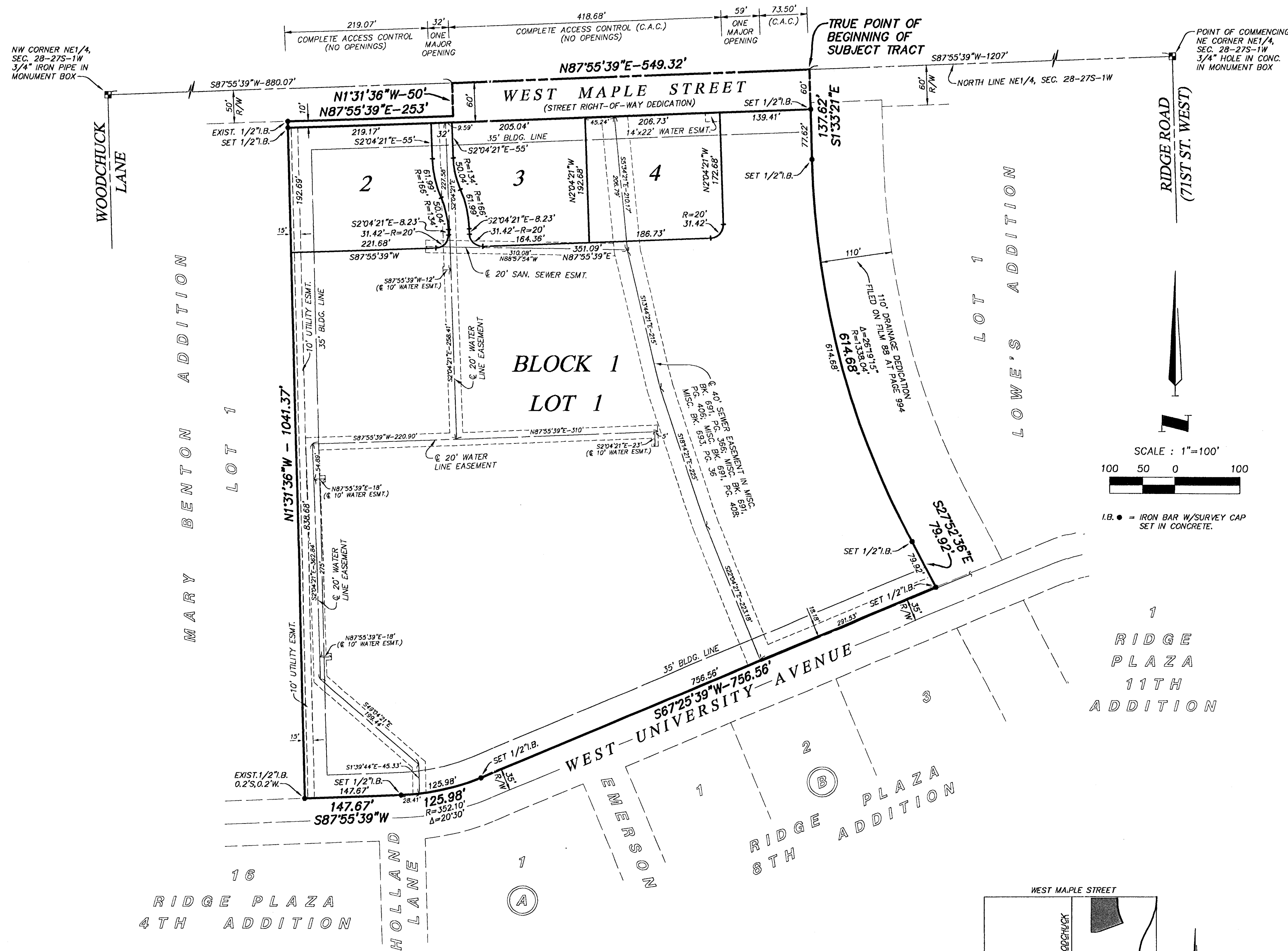


PLAT OF
ASHLEY PARK TOWNE CENTRE

A REPLAT OF LOTS 1 THROUGH 8, RIDGE PLAZA 5TH ADDITION, AND THAT PART OF
HOLLAND LANE RIGHT-OF-WAY, LYING ADJACENT THERETO, AND PART OF
SECTION 28, TOWNSHIP 27S, RANGE 1W, CITY OF WICHITA, SEDGWICK COUNTY, KANSAS



GENERAL NOTES:

ALL ABUTTERS RIGHTS OF ACCESS TO OR FROM MAPLE STREET OVER AND ACROSS THE NORTH LINE OF THE ASHLEY PARK TOWNE CENTRE ADDITION ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER, THAT LOT 1 SHALL HAVE TWO OPENINGS, AS INDICATED ON THE FACE OF THIS PLAT.

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF THE ASHLEY PARK TOWNE CENTRE COMMUNITY UNIT PLAN (CUP 2003-56, DP-270).

EASEMENTS AND OTHER PUBLIC RESERVATIONS AND PUBLIC RIGHT-OF-WAYS, INCLUDING EASEMENTS DEDICATED ON THE PLAT OF RIDGE PLAZA 5TH ADDITION AND HOLLAND LANE, ARE HEREBY VACATED TO CONFORM TO THOSE SHOWN ON THE PLAT BY VIRTUE OF KSA 12-512(B) AMENDED.

A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT AND THAT ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER, AND UNOBSERVED TO ALLOW FOR THE CONVEYANCE OF STORMWATER.

AN EASEMENT OVER, UNDER, UPON AND ACROSS THE AREAS SHOWN AND LABELED ON THIS PLAT AS "UTILITY ESMT.", "WATER ESMT.", "WATER LINE EASEMENT" AND "SAN. SEWER ESMT." FOR ACCESS FOR INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND CUSTOMARY SERVICING OF ALL "SEWER LINES AND WATER LINES AND RELATED FACILITIES AND OTHER PUBLIC UTILITY FACILITIES SERVING THE LAND SHOWN ON THIS PLAT IS HEREBY RESERVED AND GRANTED BY ANY ENTITY HOLDING FEE TITLE TO THE LANDS PLATED HEREBY OR ANY PORTION THEREOF, TOGETHER WITH THEIR SUCCESSORS AND ASSIGNS, FOR AND TO THE CITY OF WICHITA, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AS GRANTEEES. SAID RIGHT OF ACCESS IS GRANTED TO THE OFFICERS, EMPLOYEES AND AGENTS OF THE ABOVE NAMED GRANTEEES TO ENTER UPON SAID LAND FOR ALL SUCH PURPOSES STATED HEREIN. ALSO GRANTED TO THE ABOVE NAMED GRANTEEES IS THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND FENCES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS GRANTED HEREIN. NO EASEMENT BUILDINGS SHALL BE PLACED UPON SAID EASEMENT AREAS; HOWEVER THE SAME MAY BE USED FOR SUCH PURPOSES THAT DO NOT NOW OR IN THE FUTURE INTERFERE WITH THE RIGHTS AND USES GRANTED HEREIN. GRANTEE SHALL REPLACE AND RESTORE ANY SURFACES DISTURBED BY THE EXERCISE OF ANY RIGHTS HEREIN GRANTED.

THE BEARINGS SHOWN HEREON ARE BASED ON NAD 1983 DATUM KANSAS SOUTH ZONE, USING A COMBINED ADJUSTMENT FACTOR OF 0.999881038.

THIS PROPERTY LIES WITHIN FLOOD ZONE C, DEFINED AS AREAS OF MINIMAL FLOODING, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, COMMUNITY-PANEL NO. 200328 0020 B, AND DATED MAY 15, 1986.

TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. 03031704 AND DATED DECEMBER 23, 2003 AT 7:00 A.M.

PROJECT NO. 105181 JANUARY 9, 2004 sdc

SHAFER, KLINE & WARREN, INC.
ENGINEERS ~ SURVEYORS

11100 W. 91st STREET
OVERLAND PARK, KANSAS 66214
(913) 888-7800

OWNERS' CERTIFICATE AND DEDICATION

This is to certify that the undersigned owners of the land described above; have caused the same to be surveyed and subdivided on the accompanying plat into lots, block and public ways under the name of "ASHLEY PARK TOWNE CENTRE", in the City of Wichita, Sedgwick County, Kansas; that all highways, streets, alleys, easements and public sites as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public improvements; and further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

Dated this 12 day of January, 2004.

OWNER: TARGET CORPORATION

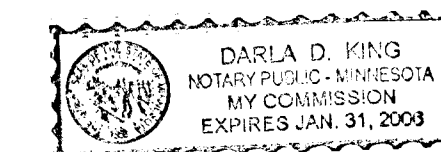
Notary Public
Scott A. Nelson
Vice President
REAL ESTATE
STATE OF Minnesota
COUNTY OF Hennepin

On this 12 day of January, 2004, before me, appeared Scott A. Nelson, to me personally known, who being by me duly sworn, did say that he is the representative of TARGET CORPORATION, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and said officers acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

Notary Public
DARLA D. KING
Printed Name: DARLA D. KING

My Appointment Expires: Jan. 31, 2006



PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS
COUNTY OF SEDGWICK

This plat of "ASHLEY PARK TOWNE CENTRE" has been submitted and approved by the Wichita-Sedgwick County Metropolitan Area Planning Department, Wichita, Kansas dated this _____ day of _____, 20____.

Chair, Ronald L. Marnell

Attest:
Secretary, John L. Schlegel

GOVERNING BODY CERTIFICATE

STATE OF KANSAS
COUNTY OF SEDGWICK

This plat approved and all dedications shown hereon accepted by the municipal governing body of the City of Wichita, Kansas this _____ day of _____, 20____.

Mayor, Carlos Mayans

Attest:
City Clerk, Karen Schofield

TRANSFER RECORD

Entered on transfer record this _____ day of _____, 20____.

County Clerk, Don Brace

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS
COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ (m) on the _____ day of _____, 20____, and is duly recorded.

Register of Deeds, Bill Meek

Attest:
Chief Deputy, Linda Kizzire

COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS
COUNTY OF SEDGWICK

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 20____.

Deputy County Surveyor, Patricia Robello

SURVEYOR'S CERTIFICATION:

I, the undersigned, licensed land surveyor in the State of Kansas, do hereby certify that the following described tract of land was surveyed on September 15, 2003 and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

LEGAL DESCRIPTION:

This is a survey and resubdivision of Lots 1 through 8, RIDGE PLAZA 5TH ADDITION, a subdivision of land, and that part of Holland Lane right-of-way, lying adjacent thereto, and all that part of the NE1/4 of Section 28, Township 27 South, Range 1 West, all in the City of Wichita, Sedgwick County, Kansas, more particularly described as follows: Commencing at the Northeast corner of the NE1/4 of said Section 28; thence S 87° 55' 39" W, along the North line of the NE1/4 of said Section 28, a distance of 1207 feet; to a point on the West line of a Drainage Dedication, as filed on Film 88 at Page 994 in the office of the Register of Deeds, Sedgwick County Courthouse, said point also being the True Point of Beginning of Subject Tract; thence S 1° 33' 21" E, along the West line of said Drainage Dedication, a distance of 137.62 feet, to a point of curvature; thence Southerly and Southeasterly, along the West line of said Drainage Dedication, said line being a curve to the left having a radius of 1338.04 feet and a central angle of 26° 19' 15", a distance of 614.68 feet, to a point of tangency; thence S 27° 52' 36" E, along the West line of said Drainage Dedication, a distance of 79.92 feet, to a point on the North right-of-way line of West University Avenue, as now established; thence S 87° 55' 39" W, along the South line of said West University Avenue, and along the South line of said Lot 7, a distance of 756.56 feet, to a point of curvature; thence Southwesterly and Westerly, along the South line of said Lots 7 and 8, and along the North right-of-way line of said West University Avenue, said line being a curve to the right having a radius of 352.10 feet and a central angle of 20° 30', a distance of 125.98 feet, to a point of tangency; thence S 87° 25' 39" W, along the North right-of-way line of said West University Avenue, and along the South line of said Lot 8, a distance of 147.67 feet, to the Southwest corner of said Lot 8, said point also being the Southeast corner of Lot 1, MARY BENTON ADDITION, a subdivision of land now in the City of Wichita, Sedgwick County, Kansas; thence N 1° 31' 36" W, along the West line of said Lot 8, and 6 through 1, of said RIDGE PLAZA 5TH ADDITION, and along the East line of said Lot 1, MARY BENTON ADDITION, a distance of 1041.37 feet, to the Northwest corner of said Lot 1, RIDGE PLAZA 5TH ADDITION, said point also being on the South right-of-way line of West Maple Street, as now established; thence N 87° 55' 39" E, along the North line of said Lot 1, and along the South right-of-way line of said West Maple Street, a distance of 253 feet, to a point on the East right-of-way line of Holland Lane, as now established; thence N 1° 31' 36" W, along the Northerly extension of the East right-of-way line of said Holland Lane, a distance of 50 feet, to a point on the North line of the NE1/4 of said Section 28; thence N 87° 55' 39" E, along the North line of the NE1/4 of said Section 28, a distance of 549.32 feet, to the true point of beginning of subject tract, containing 19.312 acres, more or less.

BY Douglas A. Farrar
DOUGLAS A. FARRAR
REGISTERED
KANSAS
SURVEYOR



Wichita-Sedgwick County Metropolitan Area Planning Department

December 5, 2003

Scott Confer
Shafer, Kline and Warren, Inc.
11100 W. 91st Street
Overland Park, KS 66214

RE: SUB 2003-133 -- One-Step Final Plat of Ashley Towne Centre Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 4, 2003, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being scheduled for City Council, the zone change will need to be approved.
- B. Municipal services are available to serve the site.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- E. Traffic Engineering needs to comment on the need for any improvements to perimeter streets. In accordance with the CUP, Traffic Engineering has requested petitions for left and right-turn lanes along Maple, traffic signalization at Maple Street across from Ashley Park and left turn lanes at the west entrance to Lot 2. Construction of a medial for the Ashley Park entrance may also be required upon the determination of the Traffic Engineer. In the event the traffic improvements are constructed as a private project, a financial guarantee shall be provided in lieu of a petition.
- F. Two access openings are proposed along Maple as denoted on the CUP. The plat shall denote access controls. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plat's text stating that "All abutters rights of access to or from Maple Street over and across the north line of the Ashley Towne Centre Addition are hereby granted to the City of Wichita, provided however, that Lots 1 and 2, shall each have one opening, as indicated on the face of the plat."

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- G. In accordance with the CUP, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- H. Since this is a replat of the Ridge Plaza 5th Addition, Title Notes #4, 5 and 6 may be deleted.
- I. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Ashley Park Towne Centre Community Unit Plan (CUP 2003-56, DP-270).
- J. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- K. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- L. The MAPC signature block needs to reference "John L. Schlegel, Secretary" and "Ronald L. Marnell, Chair".
- M. Since this is a replat, the following language should be added to the plattors text, "Easements and other public reservations are hereby vacated to conform to those shown on the plat by virtue of KSA 12-512(b) amended. "
- N. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- O. The platlor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- P. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- Q. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- R. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- S. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

- T. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. SBC has requested additional easements.
- X. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, December 11, 2003. The meeting will begin at 12:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Norma J. Hecox Rev. Trust, 63 Fairway, Bella Vista, AR 72714
Carter Farley, Kimley-Horn and Associates, Inc., 950 17th Street, Ste. 1050
Denver, Co 80202
Christine M. Imel, 10125 E. Funston Ct., Wichita, KS 67207
Jana Bean, Target Corporation, 1000 Nicollet Mall, Minneapolis, MN 55403
Rob Hartman, PEC, P.A., 303 S. Topeka, Wichita, KS 67202



Wichita-Sedgwick County Metropolitan Area Planning Department

December 11, 2003

Scott Confer
Shafer, Kline and Warren, Inc.
11100 W. 91st Street
Overland Park, KS 66214

RE: SUB 2003-133 -- One-Step Final Plat of Ashley Towne Centre Addition

At the regular meeting of the Metropolitan Area Planning Commission on December 11, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated December 5, 2003, in addition to the revised Item E:

"In accordance with the CUP, Traffic Engineering has requested a guarantee for left and right-turn lanes along Maple, and traffic signalization at Maple Street across from Ashley Park. The Applicant shall also submit a financial guarantee in the amount of \$15,000, which represents the total amount required by the development, for associated street improvements contingent upon the determination of the Traffic Engineer that such improvements are required as a result of the Ashley Towne Center Development within three years from the date of Target building occupancy, and construction commenced by City Public Works within five (5) years."

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,
3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

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STAFF REPORT

(One-Step Final Plat Approved 12/04/03)

CASE NUMBER: SUB 2003-133 -- ASHLEY TOWNE CENTRE ADDITION

OWNER/APPLICANT: Norma J. Hecox Rev. Trust, 63 Fairway, Bella Vista, AR 72714;
Christine M. Imel, 10125 E. Funston Ct., Wichita, KS 67207;
(contract purchaser) Target Corporation, 1000 Nicollet Mall,
Minneapolis, MN 55403

SURVEYOR/ENGINEER: Kimley-Horn & Assoc, 950 17th St., Ste 1050, Denver, CO 80202;
Shafer, Kline & Warren, Inc., 11100 W. 91st St., Overland Park, KS
66214

LOCATION: South side of Maple, West of Ridge

SITE SIZE: 19.3 Acres

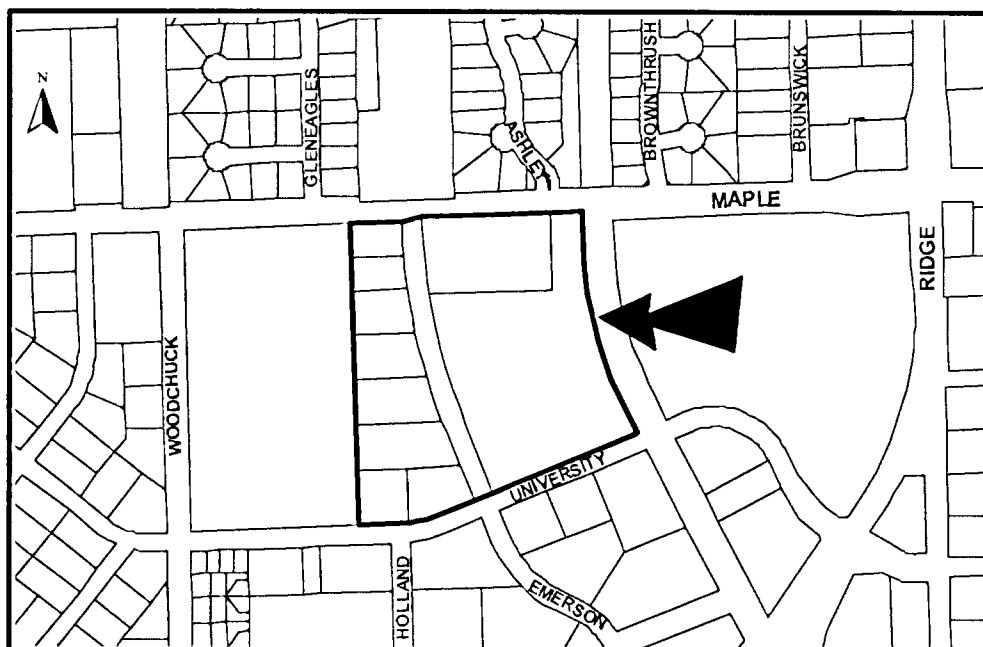
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	4
Industrial:	
Total:	4

MINIMUM LOT AREA: 39,745 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential; B, Multi-Family Residential; GO,
General Office

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP

NOTE: This is a replat of Ridge Plaza 5th Addition in addition to unplatted property. A zone change from SF-5, Single-Family Residential, B, Multi-Family and GO, General Office to LC, Limited Commercial has been approved for the site subject to platting. The Ashley Park Towne Centre Community Unit Plan (CUP 2003-56, DP-270) was also approved for this site. The plat denotes the vacation of Holland Lane.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being scheduled for City Council, the zone change will need to be approved.
- B. Municipal services are available to serve the site.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- E. Traffic Engineering needs to comment on the need for any improvements to perimeter streets. In accordance with the CUP, Traffic Engineering has requested petitions for left and right-turn lanes along Maple, traffic signalization at Maple Street across from Ashley Park and left turn lanes at the west entrance to Lot 2. Construction of a medial for the Ashley Park entrance may also be required upon the determination of the Traffic Engineer. In the event the traffic improvements are constructed as a private project, a financial guarantee shall be provided in lieu of a petition.
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SUB 2003-133 -- One-Step Final Plat of ASHLEY TOWNE CENTRE ADDITION
December 11, 2003 - Page 3

- M. Since this is a replat, the following language should be added to the plat text, "Easements and other public reservations are hereby vacated to conform to those shown on the plat by virtue of KSA 12-512(b) amended. "
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- P. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
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